

Direction: CITY1804.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, June 19, 2017, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Crowley, Erickson, Hatfield, Southworth.....Present  
Brown, Costa.....Absent

**Item 1 - Consent Agenda**

**Item 1a - Minutes of the meeting of June 5, 2017**

Chairperson Erickson asked for any comments or modifications to the June 5, 2017 minutes.

Moved by Commissioner Southworth, seconded by Commissioner Andersen, the Plan and Zoning Commission approved the June 5, 2017 meeting minutes.

Roll Call: Brown, Crowley, Erickson, Hatfield, Southworth.....Present  
Brown, Costa.....Absent  
Andersen.....Abstain

Motion Carried.

**Item 2 – Public Hearings**

**2a – Jordan Creek Business Park, Village View Drive between S. 60<sup>th</sup> and S. 64<sup>th</sup> Street – Specific Plan Amendment to allow SIC 4225, Self-service storage facility – interior unit access with no outside storage yard as a permitted use – Rueter & Zenor Company and Rueter Corporation – ZCSP-003394-2017**

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on June 9, 2017.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Roll Call: Andersen, Crowley, Erickson, Hatfield, Southworth.....Present  
Brown, Costa.....Absent

Motion Carried.

Jason Thiellen, E&A Consulting Group, 10909 Mill Valley Rd, Suite 100, Omaha, NE, represented the developer and stated the request is to amend the Site Specific Plan to allow self-storage in the Jordan Creek Business Park. Mr. Thiellen stated they have been and will continue working with staff on placement of the building, elevations and materials, to make sure the building type looks more like an office building within the office park. The site will have controlled access, security systems and an on-site manager. Mr. Thiellen stated they were in agreement with Staff conditions of approval.

Brian Portz, Planner stated the request is for an amendment to specifically allow indoor storage units on the

site; currently storage units are prohibited in the PUD. Mr. Portz stated there is also an amendment to the Specific Plan map which shows the proposed indoor storage building on Lot 2 as well as the Morningstar and Bio-Life site plans on the Specific Plan Map. He continued stating Commissioners would also be approving the precedent images that have been submitted. Staff is still working through the details of the design with the applicant.

Chairperson Erickson asked if the Jordan Creek Overlay District approval done by staff would be the next step in the process.

Mr. Portz stated that was correct.

Phil Cresnor, 808 25<sup>th</sup> Street Des Moines, stated he is an employee at 6150 Village View Drive located near the proposed development. Mr. Cresnor asked if the allowance of the proposed indoor self-storage is a one-time exception for this specific area or would indoor self-storage facilities start popping up anywhere around West Des Moines.

Mr. Portz responded that approximately a year ago, City Council approved indoor storage type facilities as long as the building looks like an office on the outside with access inside to the storage units.

Indoor self-storage is allowed in Office and in the PCP zoning district. This specific plan prohibits them within the Jordan Creek Business Park PUD. The intent at that time was not to allow the typical self-storage units with numerous garage doors on the side of the building. The intent with this City Code change was to allow them as long as they look like an office building and fit with the character of the area.

Mr. Portz stated that these new regulations have requirements for parking requiring that if in the future the building is converted to an office building, the applicant must show they can accommodate the parking on the site that would be required for an office building.

Chairperson Erickson stated the decision was a part of a broader context of allowing this sort of use in certain places in the community and placing storage facilities closer to people in residential areas.

Chairperson Erickson asked if there was further public comment, seeing none, closed the public hearing and asked for further discussion from the Commissioners.

Commissioner Hatfield commented that it was mentioned the applicant was working with staff on the architecture and he stated that dialog needs to continue.

Chairperson Erickson was in agreement that the applicant needs to work with Staff to resolve some of the architectural issues.

Moved by Commissioner Andersen, seconded by Commissioner Crowley, the Plan and Zoning Commission adopt a resolution recommending the City Council approve an Amendment to the Jordan Creek Business Park Specific Plan subject to the applicant meeting City code requirements and the following:

1. The applicant acknowledging that this Specific Plan Amendment is not an approval of the proposed building architecture, which has been submitted as a precedent image for the Jordan Creek Business Park Specific Plan. The specific design of the indoor storage facility architecture will be reviewed and approved through the regular Overlay District Site Plan review process. Applicant shall continue to work with staff to incorporate a design and color palette that is compatible with the context of the development and Specific Plan Ordinance.

Roll Call: Andersen, Crowley, Erickson, Hatfield, Southworth.....Present  
Brown, Costa.....Absent  
Motion Carried.

**Item 3 – Old Business**

There were no Old Business items to address.

**Item 4 – New Business**

There were three New Business items to address.

**4a – Great Western Trail Realignment Site Plan, Southeast corner of Iowa Highway 5 and Veterans Parkway – Site Plan to reroute a bike trail – Knapp Properties – SP-003478-2017**

Tom Wittman, Knapp Properties 5000 Westown Pkwy, stated he worked with the Polk County Conservation Board to put together a set of construction drawings for the relocation of the Great Western Trail. He indicated they were in agreement with the Staff comments to provide erosion control as stated in the conditions of approval.

Commissioner Southworth stated the staff report it indicated the ends of the trail would be destroyed immediately and wanted to know if there would be any interruption of the use of the trail.

Mr. Wittman stated that is possible when the ends are tied together but could be overcome with a gravel road.

Commissioner Southworth asked was Knapp property taking care of all the cost.

Loren Lown, Parks and Natural Areas Planning Administrator, Polk County Conservation, stated the Polk County Conservation Board approves of the plan. He continued stating the native trees are being moved from the old site to the new trail along with native plantings. Mr. Lown stated there would be a temporary interruption where they tie on the new trail but believed the trail would remain open with a gravel path. He indicated costs would be taken care of by Knapp property.

Brad Munford, Planner stated the application is in conjunction with a Plat of Survey to allow for the transfer of property between Knapp & Polk County Conservation. He stated it will be a phased development and they have to meet all of the soil erosion comments listed in the staff report.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Great Western Trail realignment Site Plan for the purpose of rerouting a bike trail subject to the applicant meeting all City code requirements and the following:

1. The applicant shall install and maintain all necessary soil erosion measures for any disturbed areas.

Roll Call: Andersen, Crowley, Erickson, Hatfield, Southworth.....Present

Brown, Costa.....Absent  
Motion carried.

**4b – AutoZone, 850 1<sup>st</sup> Street – Construction of a 7,400 square foot retail building – First Street, LP – SP-003148-2016**

Pete Roe, CEI engineering, 2025 Centre Pointe Blvd, Suite 210, Mendota Springs, MN, discussed the 7400 sf building and related parking lot improvements. Mr. Roe stated they are working on the conditions of approval and are in agreement.

Brian Portz, Planner stated he had nothing further to add and recommended approval.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission adopt a resolution recommending the City Council approve a Site Plan allowing construction of a 7,400 square foot retail building at 850 1<sup>st</sup> Street subject to the applicant meeting City code requirements and the following:

1. The applicant submitting a copy of a temporary construction easement(s) to access adjacent properties as needed, prior to the issuance of a building permit, including footing and foundation permits.
2. The applicant submitting a circulation and access plan to and said plan approved by the City prior to issuance of a building permit, including footing and foundation permits.
3. The applicant submitting proof of Iowa Department of Transportation (IDOT) approval of proposed 1<sup>st</sup> Street drive relocation prior to issuance of a building permit. The applicant will need to submit a Minor Modification for any changes required if IDOT modifies the driveway location. The applicant and owner understands that any site work undertaken before IDOT approval of the access location is at their own risk.
4. The applicant submitting new easements/vacations for review prior to the issuance of a building permit.

Roll Call: Andersen, Crowley, Erickson, Hatfield, Southworth.....Present  
Brown, Costa.....Absent  
Motion carried.

**4c – West Grand Business Park Grading, Southeast corner of Booneville Road and Jordan Creek Parkway – Grade Site to Accept Dirt – Vanderpool Construction, Inc. – GP-003502-2017**

Tim West, Snyder & Associates 2727 SW Snyder Blvd, Ankeny, spoke on behalf of Vanderpool Construction stating they are planning to remove about 200,000 yards of dirt off of the Edward Rose property to the north and place it on the property owned by W&G McKinney Farms. Mr. West stated they have met all staff comments and are in agreement with the conditions of approval.

Kara Tragesser, Planner stated she had nothing to add and recommended approval.

Chairperson Erickson asked if there was a limitation on the length of the grading approval relative to their plans to fill over time.

Ms. Tragesser stated there are no sunset limits that she is aware of on a grading permit.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Crowley seconded by Commissioner Hatfield, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the West Grand Business Park Grading Plan permit for the purpose of site grading to accommodate fill dirt at property locally known as 7395 Grand Avenue subject to the applicant meeting all City code requirements and the following:

1. Provide final grading plan documents addressing remaining staff comments, prior to commencing grading.
2. Provide to the City a copy of the NPDES Permit for this site, a copy of the Storm Water Pollution Prevention Plan (SWPPP), and final Storm Water Management Plan (SWMP) prior to commencing grading.

Roll Call: Andersen, Crowley, Erickson, Hatfield, Southworth.....Present  
Brown, Costa.....Absent  
Motion carried.

**Item 5 – Staff Reports**

There were no staff reports.

**Item 6 - Adjournment**

Chairperson Erickson adjourn the meeting at 5:53 pm

The meeting adjourned at 5:53p.m.

---

Craig Erickson, Chairperson

---

Juanita Greer, Recording Secretary